


Stephen Tew
ESTATE AGENTS




Stephen
EST
FOR SALE
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256 Preston Old Road, Blackpool

Blackpool

Offers Over **£175,000**

256 Preston Old Road

Blackpool

This well presented three bedroom semi detached house is situated in a desirable residential location, conveniently close to local schools and amenities, making it an ideal choice for families and professionals alike. Upon entering the property, you are greeted by a welcoming entrance hallway that leads to a practical ground floor WC, providing added convenience for guests and residents. The spacious lounge offers a comfortable setting for relaxation, while the adjoining dining room is perfect for family meals or entertaining. The kitchen is fitted with a range of integrated appliances, designed to meet modern culinary needs, and benefits from direct access to the conservatory, which provides an additional versatile living area. A separate utility room offers further practicality, providing dedicated space for laundry and storage. Upstairs, the landing leads to three well proportioned bedrooms, two of which are generous double rooms, while the third offers flexibility as a single bedroom, guest room, or home office. The family bathroom is tastefully appointed, catering to the needs of a busy household. The property benefits from double glazing and gas central heating throughout, ensuring warmth and energy efficiency all year round. For peace of mind, a comprehensive home security system, including cameras, has been installed. Additional features include a driveway with off street parking for one vehicle, providing valuable convenience in this popular area. This attractive home offers a thoughtful layout and modern finishes, making it ready for immediate occupation. Early viewing is highly recommended to fully appreciate the quality and space on offer.

Council Tax band: B

Tenure: Freehold

- Well Presented Semi Detached House in a Residential Location in Close Proximity of Schools and Amenities
- Entrance Hallway, Ground Floor WC, Lounge, Dining Room, Kitchen, Conservatory and Utility Room
- Landing, 3 Bedrooms (2 of which are Double Bedrooms), Family Bathroom
- Private and Enclosed North Facing Rear Garden
- Driveway for Off Street Parking with Capacity for 1 Vehicle
- Double Glazing, Gas Central Heating, Intergrated Appliances in the Kitchen
- Home Security System Including Cameras Installed





Entrance Hallway
9' 8" x 6' 0" (2.95m x 1.83m)

Ground Floor WC
2' 10" x 6' 1" (0.87m x 1.85m)

Lounge
17' 11" x 10' 10" (5.45m x 3.29m)

Dining Room
8' 9" x 9' 7" (2.66m x 2.93m)

Kitchen
17' 0" x 5' 10" (5.18m x 1.78m)

Conservatory
8' 2" x 16' 10" (2.49m x 5.12m)

Utility Room
8' 11" x 5' 5" (2.73m x 1.66m)

Landing
8' 8" x 3' 1" (2.64m x 0.95m)

Bedroom 1
12' 3" x 9' 0" (3.74m x 2.75m)

Bedroom 2
11' 5" x 8' 4" (3.48m x 2.53m)

Bedroom 3
6' 11" x 6' 0" (2.12m x 1.83m)

Bathroom
9' 1" x 5' 8" (2.77m x 1.73m)





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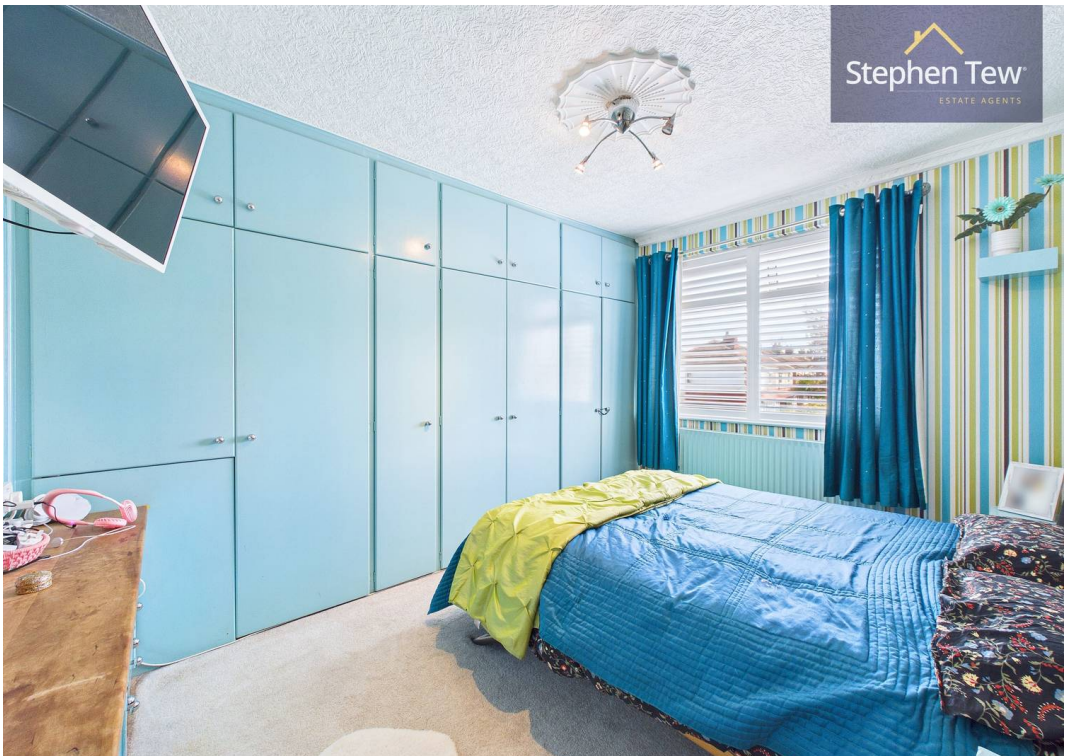
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REAR GARDEN

DRIVEWAY

1 Parking Space





Floor 1



Floor 2



Approximate total area⁽¹⁾

1017 ft²
94.5 m²

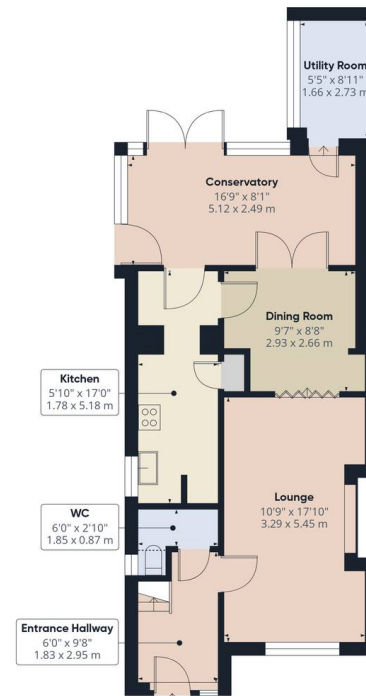
Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



Approximate total area⁽¹⁾

640 ft²
59.4 m²

Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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